

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel 1 (DD 76861-01-01)

All of Lot 144 and a portion of Lot 145 of Tract Map No. 7026, in the City of Culver City, County of Los Angeles, State of California, as shown on map recorded in Book 79, Page 42 of Maps, acquired by the State of California as State Parcel No. 76861 recorded April 3, 2003, as Instrument No. 03-0941023 of Official Records, and State Parcel 76862 recorded October 24, 2002, as Instrument No. 02-2508778 of Official Records, all in the Office of the Registrar-Recorder/County Clerk of said county.

Parcel 2 (76861-1 and 76862-1)

RESERVING a highway easement unto the State of California, its successors and assigns, over those portions of Lots 144 and 145 of Tract Map No. 7026, in the City of Culver City, County of Los Angeles, State of California, as shown on map recorded in Book 79, Page 42 of Maps, acquired by the State of California as State Parcel No. 76861 recorded April 3, 2003, as Instrument No. 03-0941023 of Official Records, and State Parcel 76862 recorded October 24, 2002 as Instrument No. 02-2508778 of Official Records, all in the Office of the Registrar-Recorder/County Clerk of said county, lying Southwesterly of the following described line:

BEGINNING at the most Southerly corner of Lot 143 of said tract, said corner being on the Northeasterly line of Huntley Avenue, 50 feet wide as shown on said tract map;

Thence along said Northeasterly line N.53°35'33"W., 6.160 meters (20.21 feet) to the beginning of a non-tangent curve concave Easterly and having a radius of 13.564 meters

(44.50 feet), to which beginning of curve a radial bears S.52°46'46"W.;

Thence Northerly along said curve through a central angle of 42°34'48", an arc distance of 10.080 meters (33.07 feet) to a point on the Northwesterly line of said Lot 143, said point being 6.023 meters (19.76 feet) from the most Westerly corner of said lot 143;

Thence continuing along said Northwesterly line N.34°13'31"E., 4.656 meters (15.28 feet) to the beginning of a curve concave Southwesterly and having a radius of 13.944 meters (45.75 feet), to which beginning of curve a radial bears S.72°55'16"E.;

Thence Northerly and Westerly along said curve through a central angle of 135°45'14", an arc distance of 33.038 meters (108.39 feet);

Thence N.55°46'34"W., 1.701 meters (5.58 feet) to a point on the Northwesterly line of said Lot 145, said point being S.34°13'26"W., 22.895 meters (75.11 feet) from the most Northerly corner of said Lot 145, and the END OF DESCRIBED LINE.

Coordinate and bearings (except record) are based on the California Coordinate System Zone 5, North American Datum (NAD) 1983, per Survey Control Map No. 97A405S44, REVISED 06-07-2002. All distances (except record) are grid distances. To obtain ground distance divide grid distance by combination factor 1.0000074.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors' Act.

Signature SM Hughey
Licensed Land Surveyor

Date 1/17/2019
DD 76861-01-01
76862-01-01

